

**6 Malthouse Lane
Reading
Berks
RG1 7JA**

Planning Statement

The proposal is to convert an existing two storey office building into residential use, class C3. The offices are in good condition but now unlettable in this current climate, but would be very suitable for residential use in this busy town for professional people working in the area.

The accommodation provided is very generous and yields a two storey two bedroomed unit of 87M².

The accommodation does not provide any car parking spaces but is considered not necessary with a good public transport system in the town.

The existing plan layout needs very little by way of alteration and could be converted very easily.

Apart from the warehouse next door the surrounding area is residential housing and the proposed would fit quite well into the locality in this respect, including the street scene.

There is of course a major need for residential housing in the area and this scheme helps to provide such.

The proposal should sit well within the Council Policies.

Affordable Housing

It is well known that there is a national housing crisis and the demand for affordable housing is very high, for which Reading fits into that category given that it is a thriving and expansive town with good working and employment facilities, and thus a lack of residential units.

This change of use can easily be done as there is no need to add any additional floor space.

It is suggested that providing this new residential accommodation will assist in the need to add to the stock for affordable housing elsewhere in the Borough, which as outlined is much needed.

To this end a section 106 agreement maybe entered into to provide a financial contribution if planning approval were to be granted. However this would depend upon the valuations obtained.

Sustainability Statement

Given that the application is merely a change of use with simple internal changes and no new construction work there is very little that can be added by way of new innovations for sustainability.

However it is proposed that an overhaul of the central heating system is reviewed and changes made where possible to allow for the further and future use of electricity. This would assist in the removal and control of pollutions and reduce the effect of greenhouse gases. It is proposed to highly insulate the building internally to assist in the use of energy conservation.

The usual standards for domestic waste and recycling management will be put in place.